Zegal Motices.

# METHODS OF TAXATION. State Assessor Wood and Others Testify Before the Legislative Committee,

The Legislative Joint Committee on Taxation resumed its hoaring of witnesses yester-day afternoon in Part II. of the Superior Court. H. Wood, Chairman of the State Board of A-sessors, was sworn. He thought that some form of taxation of corporate stocks should be made similar to that used in bank stocks. This, in Mr. Wood's opinion, would not reach trusts or express companies, because these were not corporations, but partnerships. Mr. Wood saw no reason why corporations should

not also pay tax on their stocks.

In answer to a question by Senator McCleiland as to what the witness thought of the proposition to do away with the taxation on tion. Mr. Wood said if taxation could be properly made to the relief of real estate he saw no chiection to the measure, in fact he would favor it if the measure could be so arranged as not to drive capital and business corporations out of the State. Mr. Wood also thought that corporations doing business in this State although chartered under the laws of other States, should be taxed for the privilege of doing business here. Mr. Wood thought personal property as well as bonds and mortgages should estaxed. He was not in favor of bass-ing laws reducing the legal rate of interest from six to five percent, and taxing bonds and

ing laws reducing the legal rate of interest from six to five per cent, and taxing bonds and mortgages.

Ex-assemblyman John Connelly explained his local option bill which he introduced into the last Legislaturs, and which was designed to give the right to each county to make its own tax on personal property.

John D. Ellis, ex-member of the State Board of Assessors, said he would assess property where it was, personal and real alike, without regard to where the owner resided. Mr. Ellis also expressed himself as against the reduction of the rate of interest. He also layored a tax on all personal property, without any exemption for debt. Correspondence with the Tax Commissioners in eight or ten States, Mr. Ellis said, demonstrated the feasibility of imposing a personal tax under the listing system in vogue in Pennsylvania, Ohlo, Connecticut, Massachusetts, and elsewhere. The personal property in New York is 10 per cent, of the tax, whereas in the other States mentioned it is from 38 to 42 per cent. Mr. Ellis would require that the true consideration be expressed in every deed in the convergance of real estate, and that the granter and grantee be compelled to swear to its correctness, making it a misdemeanor to name a wrong amount.

Mr. Ellis slee thought it was an outrage to

rections, making it a misdemeanor to name a wrong amount.

Mr. Ellis also thought it was an outrage to pay county treasurers 5 per sent, of the collateral inheritance tax for doing nothing. He believed that any national bank would take the responsibility of handling the funds for 3, or 1-10 per cent.

The committee adjourned until Tuesday next at 2 P. M.

18 BLANKS IN THE LOTTERY. Only Fifteen Offices for Twenty-eight Alder-

The new Aldermen will have a caucus at Tammany Hall next Wednesday evening to select a candidate for Vice-President and to draw lots for the division of the patronnge of the Board. The President, the Vice-President, and the Chairman of the Finance Committee will probably be barred from participation in the lottery, and the places of clerk and deputy clerk will not be put in the hat. Michael F. Blake is likely to be retained as clerk at a salary of \$0.000 and David J. Connell as deputy clerk at a salary of \$2.500. The places which are to be divided by lot are five clerk-ships at \$1.200 a year each, four clerk-ships and a librarian at \$1,000, serzeani-atams and three messengers at \$400. There are fifteen places and twenty-ceith Aldermen todraw for them, for every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them, for every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them. For every one of the Aldermen todraw for them.

At the Broadway salesroom, by George II, Brooke: Foreclosure sale of the two five-story brick flats, with plot of land 621, 1x1008, Nos. 150 and 152 East kighty-seventh street, southeast corner of Lexington avenue, 183,000. 803,060.

By D. P. Ingraham & Co.; Public auction sale of the By D. P. Ingraham & Co.; Public auction sale of the three-story brick dwelling, with plot of land 38224.8, No. 167 West Twenty-first street, north side, 62 feet east of Seventh avenue, bid in at \$13,500.

## Real Estate Transfers

West End av. 414; Alonzo B Hepburn and wife st, 229 and 231; John Heyser and wife to Flora Sawyer . 02.2 e West End av. 19x70; Frank LSmith and wife to Robt Sberwood. Laxington av. es. 83.9 a 30th st. 15x100; Robt B Lloyd and wife to Martin Burke Amsterdam av. 492; Chaa F White and wife to E Clifford Potter. E Chinord Potter.
Wales av. ca. 91 n Kelly at. SEXUS; Elison
Danzig et alto Alexius Edelbrock.
Wales av. ca. 176 n Kelly at. 20x04; same to same.
100th st. n s. 100 e Amsterdam av. 100.11x
251.34x101.3x245.4; E Clifford Potter and
wife to Bore Lyon.
Riverside Drive. os. 100 s. 108th st. 50x100; Samuel Colcord and wife to Alonzo B Hepburn.

118th st. s.a. 143 w Manhatian sv. 18x100.11;
Dore Lyon and wife to E Clifford Potter.

10 to the st. s.a. 120 e 8th sv. 20x100.57 Anda Rau
10 Marcas Nau, by guardian
100 to the st. 220 West; Thomas C Van Brunt and
wife to E Elizabeth A Moulds
10,500
Park place, 21, and other property; Emanuel
Etnatein and wife to Morris Fatman.
107,272
Broadway, w.s. 29 n Waverey place, 25x100;
John A Chico, exor, Ac. to John P Duncan.
12x,500
East Broadway, 279; the Church of St Mary, N
V, to Luzzie J Hurley.
Waiker st, 35; Gustavus A Orth et al 10 Raicliffe Hicks
14x,500
Sth st, s.s., 51 W. Lewis at, 21, 11 x22.2; Samuel
Levy, ref, to Xavier Pacher
12x,712, Jacob B Norndorfer and wife to
Philip Purions
Waiss av. e.s. 64 n Nelly st, 60x60; Alexius

Park place, 23, and 20 M.rray et Agustus 0

Brown, ref, to Emanuel Einstein 302,000

Brown, ref, to Emanuel Einstein 302,000

Anundaen, John A, to Clinten H Smith, es

Southern Boulavard, s. e Hull av. 2 yrs 32,000

Arton, Jos M, to Abraham Steers, s. 125th st, 5,000

Addingut, freek, to the Germania Life ins Co, 168,000

Addingut, freek, to the Germania Life ins Co, 17,000

Brown Jan K, and and no to N Y Resity Co et al, n 78,000

Bran, Jan E, Briefen, to Merris Morey, 27-29

Fuseu, 3-10, demand, 301

Brith Agrin, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to hobert B Lloyd, s. Lexing
ton Agrin, Martie, to the Mutual Life ins Co, 35 7dds; s. 10th av. 1 yr.

Cennantham, Jane, to Leopold Simons, ws

Mank 40 E 7th st, 6 yrs

Committed and wrife to the Bowery Say

Nank 40 E 7th st, 6 yrs

Committed and Martie, to the Bowery Say

Nank 40 E 7th st, 6 yrs

Committed and Martie, to the Bowery Say

Nank 40 E 7th st, 6 yrs

Committed and Martie, 10 Bower, 1,600

Dincan, Jno P, to Jone H Chem, extr. ws Broad-Discass. Jno P. to Jno H Cisen, extr.ws Broadway, n Waverley place, 2 yr. 100,000 Ebiling, Win H. Jr. to Hartenn bay Bank, n w cor Ay B and Cerlar st, 1 yr. Elastin, Emanuel, and wife to the Brocklyn Say Bank, 25 Park place and 20 Murray st, 3 yr. Faiting Nortis, and wife to same, 21 Park 100,000 par 3 yrs.

District Notices, and ano to Caroline Hayward.

Gentl Mothers, and ano to Caroline Hayward.

500 of the Caroline Hayward. Hotel, tytak to the East Fiver Sav Bk, bl
Burley, layre 1 to Muchael J Newman, et al.
The East Broadway 15 to
Brick Bittering to the little Guar and Trust
law the Walter of days
Fire at any 1 et al. to this F Hoffmans. 47
Fire at any 1 et al. to this F Hoffmans. 47
Jordan, Sat Walter of William = 5 yrs
Jordan, Sat Walter of Service & et al. truston, Sat Walter of Service & et al. trusform, Institute say 2 the Broad yn Sav Bk as
1850 st. with a 1 yr
Lattle st. with a 1 yr
La 136th st. mistal st. metal st. mistal st. mi usen, Hans O, et al to Libert Batley, sa RECORDED LEASTA

The Metropolitan Opera Bonase to, N V did to the Mank of New Amsterdam, he cor Broad was and sight at 104 yr. pr. yr. 50,0415 the Catastian Pacific By to to Edwid V Skinder and anne & 1011, 503 Broadway, 10 175, 177, 1777.

# Why do

John Cashin, 20 years old, of 1,442 Second avenue, was charged in the Yorkville Police Court yesterday afternoon with stealing three overcoats from Grammar School 87, at Am-sterdam avenue and Eighty-seventh street. The coats of several scholars had been stolen recently, and on Wednesday when Principal recently, and on Wednesday when Principal Edward H. Bayer found Cashin in the school vestibule he caused his arrest. When arraigned the prisoner solbed hitterly. He admitted he stole the coats, adding that he did so because his family, consisting of the mother, father and five children younger than himself, were starving. Cashin had worked as a printer at \$3 a week, but had lost his place and there was no money to support the family, the father being unable to work. Fashin was held in \$300 ball to appear before the Grand Jury.

Parkhurat's Man's Ball Reduced a Fifth. Judge Martine reduced yesterday from \$7,500 to \$6,000 the ball of Charles W. Gardner. Dr. Parkhurst's Superintendent of the society for the Prevention of Crime, who is under two indictments for extortion and at-tempted extortion.

# FLINT'S FINE FURNITURE. TEMPTING BARGAINS

are those we now offer to clear our warercoms of the isfied and turn our way when their needs and not ours

### OPEN EVENINGS UNTIL CHRISTNAR CEO. C. FLINT CO.,

PURNITURE MAKERS.

TOAL IOA AND ION WEST LITTER ST.

\*\*Engli Sintistes.\*\*

\*\*SUPERAS CORT.\*\*

\*\*SUPERAS CORT 104, 106, AND 108 WEST 14TH ST. Zegnl Notices.

Tegal Motices.

Why do

House keepers

Who have once used that best of all shortening and frying material,

Continue to use it to the exclusion of all other cooking far and the state of the exclusion of all other cooking far and the exclusion of all other

in call au mortines of the city of New York for the consent the following testion, maintain, and operate a trace of soil designed awtent, an add city, from with its pre-ent system, upon, along, and ever the garrace of soil designed awtent, an add city, from the first of soil designed awtent, an add city, from the first of soil designed awtent and composition should be prepared therefor, and when soil corporation should are prepared therefor, and when soil corporation should and sail therefore. Soil corporation further says that it making the the conditions, requirements, and shighting required of it by law as conditions upon which sail privilege of it by law as conditions to provide the conditions, requirements, and shighting required of it by law as conditions to upon which sail privilege of it by law as conditions upon which sail privilege of it by law as conditions to upon which sail privilege of it by law as conditions to upon which sail privilege of it by law as conditions to upon which sail privilege of it by law as conditions to upon which sail the sail of the construct the sail cutty, and to continue the sail cutty, and to continue the same under the constitution services and testing as a service of the construct of the

has specifically provided that, "If at the expiration of two years from the lighe of said sale said road shall not have been constructed and be in operation, the said fund then on deposit shall be forfeited to said city, the less the construction and operation of the said railroad shall have been prevented by injunction or hostile legal proceedings as aforesaid," and on the part of the city notice is brerby given that no excuse for failure to construct and put the said road in operation within two years will be accepted or be available.

R.—In addition to the percentage bid by it on the said the purchaser will be liable to pay annually into the city treasury for the first five years three per cent, and thereafter five per cent, or is, gross receipts, as required by section by of the general failure of the cuisated upon the basis proceeded for said sections, as receipts, as rec

inner and in pursuance of the provisions of chapter 35 of the Laws of 1888, as amended by chapter 35 of the Laws of 1888, as amended by chapter 35 of the Laws of 1888, as amended by chapter 35 of the Laws of 1889, hereby give indicated matter, appointed pursuant to the provisions of chapter 101 of the Laws of 1888, as amended by chapter 35 of the Laws of 1889, hereby give indicated to the owner or owners, lesses or lesses, parties and persons respectively entitled to or interested in the annis, tenements, hereditainents, and premises, it is to which is sought to be acquired in this proceeding, and to all others whom it may content, for the owners lesses, the content of the owners are as a second of the owners, lesses of the same of the proceeding and damage to the respective owners, lesses, parties, and persons interested in the lands or premises effected by this proceeding or having any interest therein. But have filled a true report or transcript of such estimate in the office of the Board of Education for the inspection of whomsoever it may concern. Second—That all parties or persons whose rights may be affected by the said estimate and who may object to the same or any part thereof, may, within ten days after the first publication of this notice, liet their objections to such estimate in writing with us at our office, known No. 113, on the third floor of the "rewart building, No. 280 Hrondway, in this eight, and that we, the said content of the laws of 1890; and that we, the said content of the free on the 4th day of January, 1893, at 10 opening of the Control of the Supreme Court of the Mate of New York, at a Special rem thereof, to be held at the Chambers in the 'ounty Court House, in the city of New York, on the 9th day of January, 1893, at the opening of the Court on that day, and that the and there, or as soon thereafter as counter can be based thereon, a motion will be made that the and report be continued.

Bated New York, Decchiral Rock.

ATHAN PERSBACHER,

CUPREME COURT—SECOND JUDICIAL DISTRICT.—

T. MITCHELL TYNG, Clerk.

Commissioners.

Suppers Court-Second Judicial District.—
Suppers Commissioner of Public Works of the city of New York, under and in pursuance of chapter 490 of the Laws of 1885, for the appointment of Commissioners of Appraisal of lands in North Salem, Westchester county. ers of Appraisal of lands in North Salem, westersace recounty.

Public notice is hereby given that the First Separate Report of the Commissioners of Appraisal, appointed herein on the 18th day of January, 1893, which report was filed in Westchester County Cierk's office on November 25, 1892, will be presented for confirmation to the Supreme Court at a special term thereof, to be held in the Second Judicial District at the Court House in Poughkeepsie, Dutchess county, on JANUARY 14, 1893, at 10:30 o'clock in the foremon.

Dated New York December 14, 1892.

WILLIAM H. CLARK,
Counsel to the Corporation,

Public Motices

Public Notice is Herrey diven that the Board of Rapid Transit Railroad commissioners for the city of New York, by virtue of the powers vested in them, will offer for sais at public action, by Eugene L. Bushe, one of said Board, on Thursday, the twenty-ninth day of December, 1992, at 12 o'clock noon, in the rounds of the City Hall in the city of New York, for the account and benefit of said city, the right, privilege, and franchise to construct, maintain, and operate for a term of nine houdred and ninely nine years from the date of sale so much of the raiway, or railways, under Broadway, and under and over other arrests and lands in the city of New York, laid out and determined by said Hoard in its report transmitted to the Common Council of the city of New York on October 20, 1811, described generally as follows: Commencing at a point under the westerly side of Whitehall sireet, Project on Council of the Cou

Park, State street, Broadway, and the Boulevard, and under and over other streets and private property to the city limits.

Also a branch diverging from the Broadway line at or near Fourteenth street; thence running under Union aquare. Fourth avenue, Park avenue, and private property to a point 4.4 feet north from the north line of Forty-third street and 150.5 feet east from the centreline of Madison avenue.

Alsa a loop from Broadway under Mail street, City liail Park, Park row, and Chambers street, and again connecting with the Broadway line.

The route of the proposed railway and the detailed plans and specifications thereof, together with the full terms of sale, may be examined daily, Sundays and legal holidays excepted, between the hours of 10 and 4 o'clock, at the office of said Commissioners. No. 22 William street, in the city of New York.

The Board of Espid Transit Railroad Commissioners for the City of New York.

WILLIAM STRINWAY, JOHN HEADEN.

WILLIAM STRINWAY,
JOHN H. STARIN,
SAMUEL SPENCER,
JOHN H. INMAN.
EUGEBEL, BUSHE,
Done in pursuance of a resolution of the Board
adopted November 12, 1892,
Attest.

EUGENE L. BUSHE, Becretary.

54 William street.

COMMISSIONER OF STREET IMPROVE MENTS OF THE TWENTY-THIRD AND TWENTY-FOURTH WARDS.

PUBLIC NOTICE. Notice is hereby given that the Commissioner of Stree! Improvements of the Twenty-third and Twenty-fourth ward-of the city of New York will, at his other, No. 2022 fluid avenue, in and city, on Tuesday, the 27th of December, 1882, at 10 ofclock A. M., hear and consider all statements, objections, and evidence that may be then and there offered in reference to the con-27th of December, 1892, at 10 o'clock A.M., bear and consider all statements, objections, and evidence that may be then and there offered in reference to the conteminated change and revision of majs in the Twenty-third ward, in pursuance of the provisions of chapter 745 of the laws of 1890, the general character and extent of the contemplated thange of the character and extent of the contemplated thanges to the analysis of the contemplated thanges to the character and extent of the contemplated thanges to the character and savenue and the Harlem River, in the Twenty-third ward of the city of New York.

Second-Map or plan showing the discontinuance of the avenue, between Brook avenue and Third avenue, bordering on and west of the Port Morris branch of the New York and liariem Railreag, and of the widening of German place, between Law Une Hundred and Fifty-sixth street of Third avenue, in the Twenty-third ward of the city of Third Street and John street; also chained of the city of the avenue, in the Twenty-third ward of the city of New York. Fourth-Plan and profile showing Tiffany street, from the Last River to Longwood avenue from Tiffany street to the Southern Roulevard, in the Twenty-third ward of the city of New York. Fourth-Plan and profile showing change of grade of Intervale avenue, between One Hundred and Sixty-mint ward of the intervale avenue, between One Hundred and Sixty-mint ward of the intervale avenue, between One Hundred and Sixty-mint ward of the intervale avenue, between One Hundred and Sixty-mint ward of the city of New York.

Sixth-Map or pian showing thange of grade of Intervale avenue, between One Hundred and Sixty-mint ward of the City of New York.

Sixth-Map or pian showing the classification of Rawson street, from Vesinester Avenue to Prospect avenue, in the Twenty-third and office.

LOUIS J. HEINTZ.

Commissioner of Street Improvements of the Twenty-third and Twenty fourth Wards.

miss be directed "per Andres"; 1 F. M. for Porto Hoo direct, per steamsing l'arthlam; at 51 P. M. for Tuxillo, per steamsing l'arthlam; at 51 P. M. for Tuxillo, per steamsing l'arthlam; at 51 P. M. for Tuxillo, per steamsing Prof. Morae, from New Orleans.

SATURDAY.—At 4:30 A. M. for Europe, per steamship trailin, via Queenatowu; at 5 A. M. for Norway direct, per steamship lieka (letters must be directed "per liekia"); at 5 A. M. for deara, per steamship to the directed "per liekia"; at 5 A. M. for deara, per steamship to the directed "per liekia"; at 5 A. M. for deara, per steamship believed per steamship to the directed "per liekia"; at 5 A. M. for deara, per steamship to the directed "per liekia"; at 5 A. M. for deara, deared to the directed "per liekia"; at 5 A. M. for deared directed "per Pennand"; at 6 GB A. M. for deared directed "per Pennand"; at 6 GB A. M. for deared directed "per Pennand"; at 6 GB A. M. for deared directed "per per pennand and deared directed "per spaarned aming at 11 A. M. for Campeche, Chiappes Tanasco, and Yunatan, per steamship Yunani (letters for Chia, Tampuce, and Tuxpan ulrect, and other deared per Yunani"; at 11 A. M. teupplementary 12 M. for Venezuela and Cutacoa, assa savanilla, via Cutacoa, per steamship Philadelphia (letters for other Colombian ports must be directed "per Philadelphia"), at 1. M. supplementary 1 GB J. M. steamship Padinaw.

St. DAN.—At 5 A. b. for Brazil and the La Plata Countries, via Brazil, for St. Thomas and St. Crox, via St. Thomas, for Martinique and Guadeloupe via Martinique and

IF MORE CONVENIENT

Beleet Bones.

FOR THE CONVENIENCE OF OUR ADVERTISERS

OFFICES HAVE BEEN OPENED AT

50 EAST 125TH ST., KEAR HADISON AV. 1,265 BROADWAY. NEAR 32D ST.

IF MORE CONVENIENT YOU MAY LEAVE YOUR ADVERTISEMENT AMERICAN DISTRICT MESSENGER Office (where the charges will be the same as those a

97ii ST, 35 EAST - Large and small rooms, hirely fu-nished, with first class board; also table board every convenience. 9TH ST. 53 EAST. Large and small rooms, Bently furnished, with excellent board, for ladies and ged 107il ST. 34 KAST.—Large, warm, sunny rooms;
107il ST. 34 KAST.—Large, warm, sunny rooms;
terpia moderate.
127il ST., 113 KAST, near 4th av.—Single rooms with
paralleless board; moderate rates; also table 28TH ST. 140 EAST. Two indies to board; large fur nished room, suitable for light housekeeping. 31 ST ST., 247 KAST -Large front parior and adjoining room, nicely turnished, with or without board; good accommodations. 84 nished rooms for gentlemen or light housekeep 1277ii St. 162 EAST -large and ama'l rooms, every convenience; home comforts, reasonable. West Side.

HUDSON ST., 460-Large front room; also small rooms for gentlemen or light housekeeping; with or without board. 330 ST. 221 WEST.—Large, comfortably furnished room; private bouse; one or two gentlemen; terms reasonable. 34 TH ST., 341 WEST.—Nicely furnished large and board; reference, with first-class board; also table 34 Til ST, 454 WEST, Large and small rooms, with descellent board; running hot and cold water; terms, \$6. 20 til ST., 2:4 WEST.—Handsome, pleasant rooms 30 every accommodation for ladies and gentlemen breakfast optional; terms moderate. 38111 ST. 245 WEST.—Nicely furnished rooms, with excellent board; terms reasonable. 407H ST., 271 WEST,—Comfortably furnished rooms; ladies and gentlemen; pleasant home; good table; terms moderate. 4711 ST. 218 WEST, near Broadway.—Handsome Of front room; board; \$15 for two; all conveniences; american family. 48 with excellent board; also table board; terms reasonable. 48TH ST., 242 WEST.—Large front room and hall Proom; all conveniences; good table board; refer-487H ST. 214 WEST.—Large furnished well-heated parlor and good board; \$10 weekly for two.

577il St., 407 WEST.—Large and small rooms, en suite or single; southern exposure, with board;

Beleet Board-Brooklyn.

or without board.

COLUMBIA HEIGHTS, 80, Brooklyn Heights, -Handsome rooms; all improvements; first-class table;
Fiver view.

HANON PLACE, 80, -Finest and most central location on the hill elegant rooms, singly or en suits;
table a specialty; also old established physician's office. HENRY ST., 157, five minutes bridge and ferries.

Nicely furnished, heated hall rooms, with board,
55 to \$7 each. Livingston St., 32t.—Large front room (at improvements) with board for two gentlemen; excellent table; table boarders. Livingston St. 180, near bridge, ferries, and cars.

Livingston St. 180, near bridge, ferries, and cars.

Livingston St. 180, near bridge, ferries, and cars.

excellent table. SCHERMERHORN ST., 233 -Nicely furnished hall S room; all improvements; terms moderate.

Zurnished Booms & Apartments To Zet East Blde.

12 H ST., 126 EAST .- Nicely furnished rooms to let; 18711 ST., 229 EAST.—Large heated room, comforta-tion by furnished, in a desirably located house; every convenience. 1911 St., 219 EAST.—Large front room, handsomely furnished; running water; best and gas; all con-21 private baths; running water; heat; attendance; every convenience. 31 ST. 817 EAST.—Two ball rooms, newly and com-reasonable; 2d dight. 420 ST. 303 FAST -Large room, gas, running water, suitable for gentlemen or light housekeep 45 Til ST. 203 EAST.—Sunny hall rooms; nicely fur-reasonable, every convenience; private house; terms 51 St. 206 EAST.—Purnished front room; one or two gentlemen; all conveniences; \$3; back room, \$2.25 weekly.

56 rii St., 321 EAST.—Large front hall room; bath, gas, heat; comfortably furnished; private family; terms reasonable. 57TH ST. 324 EAST.-Three large rooms, unfur-77 til ST. 150 EAST.—Office for dector or dentiat; de irable location; also other rooms; private house. West Mide.

A LARGE, sunny front room, comfortably and ele-GREENWICH AV. 47 -Furnished rooms for house-with fire, \$1.50 up. SOUTH WASHINGTON SQUARE, 70.—Nicely furnished rooms for housekeeping or gentlemen; rent, \$2.50. STH AV., 320, near 29th at.—Three rooms, neatly fur-nished suitable for gentlemen of man and wife. 10 TH ST. 15% WEST.-Two large front rooms nicely furnished and heated; all improvements; suitable for one or two gentlemen; terms moderate.

20 also back parlor, withor without board. 21st St., 146 WEST.—Furnished rooms to let. 28 H ST., 46 WEST.—Imperoyal Restaurant; hand 430 ST., 837 WEST .- Nicely furnished room; reason 48TH ST., 326 WEST.—Nicely furnished front parlor, with plane; also hall hedroom on par.or floor, with or without board; reasonable. 48TH ST., 304 WEST.—Nicely furnished large room all conveniences, for gentlemen or light house 48711 ST., 302 WEST.—Nicely furnished large room fortwo gentlemen, or man and wife; bath and gas 49711 ST. 204 WEST -Large and small rooms, nicely formished; all conveniences, terms, \$1.50, \$4, 520 ST., 108 WEST.—Handsomely furnished large and small rooms, to quiet, select parties, with or without board. 70TH ST., 142 WEST.-A private family will let to fast; reference. 131 WAVERLEY PLACE - Neatly furnished rooms \$1.50, \$3, \$4.

SHOPPERS OR OTHERS visiting city desiring tran-sient accommodations, address Hother Exercise box 101, Sun up-town office, 1,265 Broadway. Eurnished Booms Wanted.

WANTEU-Between 14th and 30th sta, 4th and 6th away, by gentleman and wife furnished rooms in good locality at terms about 5th per week, it satisfactory will be permanent. Address, with particulars for two days. A. f. li., box 110, hun up-town office, 1,265 breadway.

Furnished Rooms to Tet-Brooklyn. BRIDGE ST., 387, between Fulton and Willoughby Blarge, nicely turnished, heated, square, and fall rooms: all improvements Collabilia HEIGHTS, 45 - Fine location, close to bridge and ferry, heatly furnished small rooms, conveniences, first-class house. HANSON PLACE. 24 - Large alcove second floor bufurnished. HANGVER PLACE, 15, near Phiton st. Bridge, and out board. Two turnished square rooms, with or with

flats and Spartments Wanted.

WANTED—Comfortable home, 3 or 4 unfurnished rooms in private house, by two gentlement location outside city preferred, within 40 minutes of City Hall; advertisers would buy pretty place nicely situated or rent by year stable desirable. Fullent performance MEUTHERS, F. O. box 2,049, New York.

Flats and Apartments To Ect.

IF MORE CONVENIENT
YOU MAY LEAVE YOUR
ADVERTISEMENT

AMERICAN DISTRICT MESSENGER Office (where the charges will be the same as those as

MENDELSSOHN CLEE CLUB BUILDING BACHELOR APARTMENTS,

JIS WEST 40TH ST.

BETWEEN BROADWAY AND 6TH AV.

Strictly Breproof

Just finished and ready for inspection.

Suiter of two and three rooms, with baths.

Bream neat electric and gas light, elevator, service, ac, all included in rent.

For particulars inquire at office of the control of Japaicon.

To of Japaicon.

or of Janitor. F. G. HOURNE, Agent, 25 West 28d st., er of Janitor.

Northwest corner with at, and 5th av. A corner apartment, three rooms and bath, one of two rooms and lath, and a single room to let unfurnished; immediate possession.

JAMEN N. FAGAN SUPL.

A THENT ON. New, clegant, improved, decorated apartments all light arry rooms; bardwood manters, surprose, canningers, \$11 to \$16, 528 Kast 14th st.

A MSTERDAM AV., 640.—Extra wide steam-heated lists of frooms; \$23 to \$40. NALLY, premises.

PLATS AND APARTMENTS, unfurnished and furnished in nitports of the cut.

TOLSON BUTTHERS, 826 Broadway, cor 12th st.

KING 87, 37, between Varick and Macdougal.—Three and four rooms; large, light apartments; gas; bath; rauge; quiet, well-kept house; rent \$16, \$20. You Look At THESE, WELL DO THE REST.—57 and 50 %. 104th st., six rooms and bath, 12 to 22 %. 104th st., dette, under, washatands. 71 to 75 %. 104th st., dette, under, washatands. 71 to 75 %. 104th st., ditte, expand decorated. 252 to 250 W. 116th st., ditte, manter untryers.

MARKIS & ROSENSTOCK, 39 Nassan st.

4 LARGE RODMS-Corner house, halls heated;
painted, in perfect order; rent 36 to 58. Apply
to lamiter, 168 East neth at.
STH AV, 221. - Four large light rooms, newly painted;
lew rent, nee neighborhood, near Latation. 25 H ST. 310 EAST - Apartments, 3 or 4 rooms; hot and cold water; baths; \$14 to \$20. 837 ST. 242 EAST — Elegant flat, seven large light rooms; all improvements; private halls; low rent. 88TH ST. 119 EAST—Three to four rooms, newly painted, \$5 to \$12; nice neighborhood; Letation. 89TH ST. 223 FAST.—Three and four light, im-125 three and four rooms, all light; cheap rent.

12 by three and four rooms, all light; cheap rent.

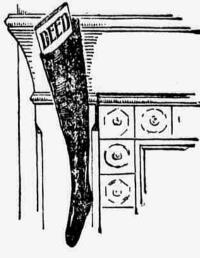
12 by st. 26 and 28 West, Steam-heated flata, and the rooms, \$30 up. Januto.

13 by the st. 175 to 182 West.—Elegantly decorated apartments; six rooms and bath; all improvements; choice private neighborhood; \$25 to \$30; janutor on premises.

Flats and Apartments- Brooklyn. BRIDGE ST. 285, near Fulton.-Nicely furnished parlor and basement floors; separately or together; all improvements.

Zwelling Ziouses Co Zet. DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city, FOLSON BROTHERS, 826 Broadway, cor. 12th st.

Rent Estate for Sale-Tong Asland:



YOU CAN MAKE NO MORE SUITABLE OR ACCEPTABLE PRESENT TO WIPE, HUSBAND, OR CHILD THAN A LOT OR TWO FOR A HOME SITE OR AN INVESTMENT AT EITHER MORRIS PARK OR NEWTOWN HEIGHTS. BOTH THESE PROPERTIES WILL BE OPEN CHRISTMAS DAY. TO REACH MOR-RIS PARK TAKE THE ATLANTIC AV. BRANCH OF THE LONG ISLAND R. R. AT PLATBUSH AV., BROOKLYN. TO REACH NEWTOWN HEIGHTS TAKE THE NORTH SIDE DIVISION OF THE LONG ISLAND R. R. AT LONG ISLAND CITY, AND GET OFF AT NEWTOWN, WHERE MY STAGE WILL MEET YOU, OR ELSE TAKE THE GRAND ST. HORSE CARS FROM THE BROADWAY FERRIES, BROOKLYN, E. D., AND GET OFF AT HOFFMANN BOULEVARD.
IN CASE YOU HAVE NO TIME TO APPLY FOR A
FREE PASS, PAY YOUR OWN FARE OUT (WHICH IS ONLY NOMINALA AND MY AGENT WILL FURNISH YOU WITH A RETURN TICKET. LOTS MAY BE PAID

# JERE.JOHNSON, JR.

60 LIBERTY ST., N. Y.

189 AND 191 MONTAGUE ST., BROOKLYN. Menl Estate.

# GERMAN AMERICAN REAL ESTATE TITLE GUARANTEE CO.

First-class Mortgages for Investors, Money to Loan on Bond and Mortgage, Titles Examined and Guaranteed, FIXED AND LOW RATES. No Charges for Disbursements. 84 NASSAU ST. Mutual Life Ins. Building), New York.

189 MONTAGUE ST.

(Real Estate Exchange Building), Brooklys.

A. L. SOULARD, Fres. S. B. LIVINGSTON, Sec.

WM. WAGNER, Treas. W. R. THONPSON, Gen. M'gr.

Menl Estate tor Male-Citu.

DYCKMAN LOTS.

Some desirable lots, in plots of two or more, on Kings-bridge road, leth and loth avs. near the Harism ship canal, and on line of new rapid transit. J. ROMAINE BROWN & 600, 59 West 88d et. A BARGAIN-Twenty-fourth ward, -Ten room houses all modern improvements; only \$1,500 cash, ATWATER, 30 Nassaust. GREAT BARGAIN'-Large house on lot 50x210; fine location; street sewered, macadamized; only \$8,250, half cash; must sell. CABL E. RANDRUP, 8,006 34 av.

Rent Estate for Sale-Brooklyn. WE HAVE FIVE DESIGNABLE LOTS on Bushwick av.; will sell at a sacrifice, also three story single flat for allo or exchange at any great bargain, JNG 150-KINS 4 20 N. 150-1 Wway, S'klyn Manhattan junction. \$5,500 ..... TIRMS Charming 2 story high tion from heater, care chance. THOMAS PAYNE, OF Broadway, New York.

Meal Cotate For Sale-Country. A NEW COTTAGE, \$1,500; \$50 cash, balance \$5 no. of the country, within 8 normales walk of 2 depots; 18 miles from city, also farm to becree, house, and two barns, \$1,200, \$50 cash, balance \$6 months; wolfers, it has Readest.

Benl Estate tor Sale or Exchange.

BUSINESS PROPERTY, below 4th st., 100 feet square, and exclusing for loss tenements, or flate, KANE, 80 White st.

TO EXCHANGE FOR NEW YORK SITY PROPERTY—free ordered. The chatteries and ready for grant free ordered. The area in words, a stanted on the beautiful property of the stanted of t

Jor Sale or Co det-City. \$25 PER MANTH rent for a seven-room brick bouss, order, one hours rose from City Hall, or for sale, price \$3,750 and very sale; ier.us.

H. Gill.BERT, 37 Frankfortal.

Co Art tor Business Burposes.

AT 11 CORLANDT ST., near Greenwich, four large, inch totte, together of single desirable for large or single maintainty of the control of premiers of Milliant, 76 Nassaust B'HANNES, stores, forts, offices, studios to let in derunned Bittering as, 826 Brindway, cor. 12th at.

Lifets, large and small, with power, light, heat, near builder and torries and Pearlet. IP MORE CONVENIENT ADVERTISEMENT AMERICAN DISTRICT MESSENGER